

in the afternoons. Mrs. Cockran testified that all of the dogs are kept on her property in the 8' x 12' kennel building, which used to be an old chicken house, and the 60' x 35' stable building. Ms. Cockran indicated the dogs are confined to the kennel, stable and shed buildings, which are surrounded by a fence, in the area depicted in Petitioner's Exhibit 1A. Testimony indicated that approximately one year ago, Petitioners learned that having more than 3 dogs on the property, even as personal pets, constituted a kenned under the B.C.Z.R. and required a special exception hearing. Subsequently, Petitioners filed the instant Petition for approval. Mrs. Cockran testified that in the last 5 or 6 years, she has only received complaints from Mrs. Banks on 4 or 5 occasions. Mrs. Cockran indicated that upon hearing the dogs barking and/or receiving a complaint, she takes whatever steps are necessary to quiet them. She noted that if the dogs bark at inappropriate hours or for an inappropriate length of time, she takes steps to quiet them as she would not want them to disturb her neighbors or her own peace and quiet. Counsel for Petitioners had Mrs. Cochran address all the requirements of Section 502.1 of the B.C.Z.R. Mrs. Cockran concluded that, in her opinion, the granting of the special exception would not conflict with said requirements. In support of Petitioners' request, Ms. Phillips testified that she moved to the area in May 1989. She stated that although her work hedule varies, she has never been awakened or disturbed by the dogs,

In support of Petitioners' request, Ms. Phillips testified that she moved to the area in May 1989. She stated that although her work schedule varies, she has never been awakened or disturbed by the dogs, even with the windows open. Ms. Phillips further testified that while she has heard the dogs barking on occasion, they are usually quiet within a reasonable period of time. She indicated that the Petitioners' use of the property by keeping the basset hounds and other dogs on the property was not detrimental to her personally.

Ms. Pumpian testified on behalf of the Petition. She stated that her property lies between the Protestants' and Ms. Phillips' properties. She testified that her bedroom window faces the subject property and while she has heard barking a couple of times at an inappropriate hour, she has spoken with Mrs. Cockran, who has responded appropriately in alleviating any noise problems. Ms. Pumpian further testified as to the number of geese in the area and the noise they generate. She indicated the geese have awakened and disturbed her more than the dogs.

Ms. Brewster, another landowner in the area, testified that in her opinion, the relief requested would not be detrimental to the health, safety or general welfare of the community. She testified that she has two dogs of her own and that the Protestant, Mrs. Banks, has called her on a number of occasions to complain about Ms. Brewster's dogs barking.

Petitioners and Petitioners' witnesses indicated that barking of dogs in the area is not a disruptive and/or uncommon as many of the adjoining property owners have dogs. The witnesses concluded that on some occasions when complaints have been generated the dogs allegedly causing the problems have not been the dogs barking.

Mr. & Mrs. Banks testified that they have lived in the area for the past 7 hears and that they are opposed to the Petitioners' request. They indicated that the dogs are audible in the early morning hours and in the late evening. Mr. & Mrs. Banks want the number of dogs kept on the property to a limited number. Further, the Protestants asked that the relief requested, if granted, be limited to the Petitioners' ownership of the property.

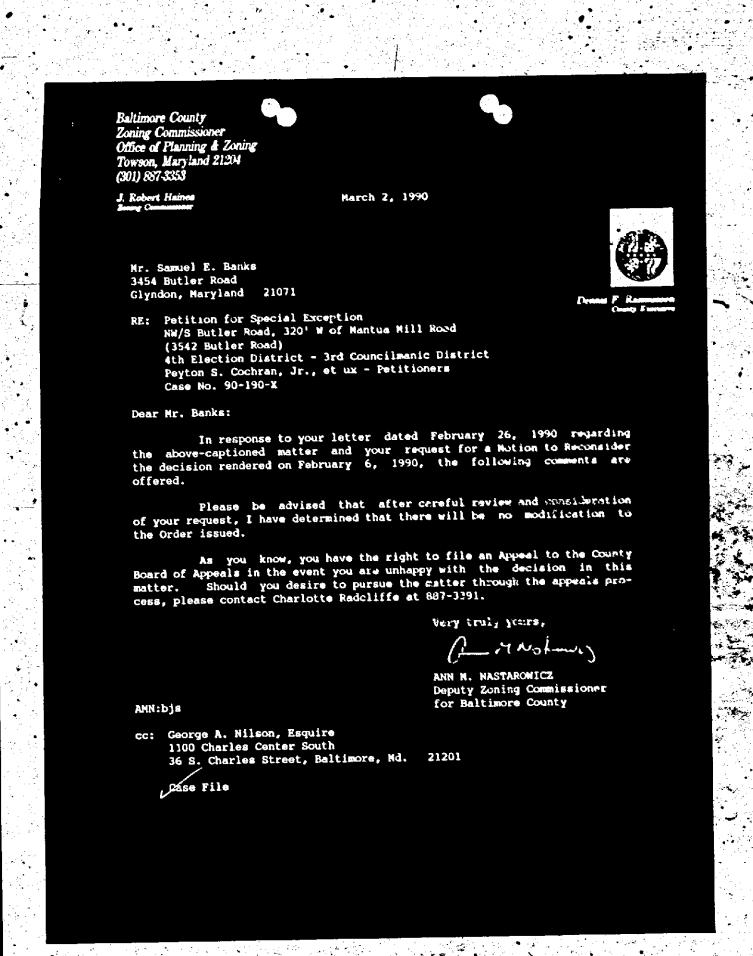
In response to the Protestants' testimony, Mrs. Cockran testified

that the dogs are fed at approximately 7:30 AM and again at approximately Petitioners seek relief from Section 1A01.2C.2 of the B.C.7.R. pursuant to Section 502.1 of the B.C.Z.R. It is clear that the B.C.Z.R. permits the use proposed in an R.C.2 zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied. The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981). The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R. After reviewing all of the testimony and evidence presented, it

appears that the special exception should be granted with certain restric-

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special exception should be granted. THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this _____day of February, 1990 that the Petition for Special Exception to permit a non-commercial dog kennel on the subject property, in accordance with Petitioner's Exhibits 1A and 1B, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted: The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition. 2) Petitioners shall have no more than 22 adult dogs on the property at any one time. In the event Petitioners have more than 18 adult dogs, a minimum of 16 must be basset hounds used for hunting. If any of the dogs has a litter, the puppies, after four (4) months of age, shall either be counted as one of the permitted 22 adult dogs, or be kept at another location off The granting of this special exception is limited to Petitioners. In the event Petitioners no longer reside on the subject property or the property is sold, transferred and/or leased, the special exception granted herein shall be rescinded. If the subsequent property owners wish to have more than three (3) dogs, a new Petition for Special Exception must be filed to determine if the use of the property for more than three (3) dogs is appropriate. (MNo terender ANN M. NASTAROWICZ Deputy Zoning Commissioner for Baltimore County

				• • •
		#26		
	R SPECIAL EXCEPTION	N 2-100-V	PLEASE PRINT CLEARLY PET	ITIONER(S) SIGN-IN SHEET
TO THE ZONING COMMISSIONER OF		7-190-X	FILEAGE TRIAL	
The undersigned, legal owner(s) described in the description and plat a Special Exception under the Zoning L	of the property situate in Baltimore Count itlached hereto and made a part hereof, herel aw and Zoning Regulations of Baltimore Cou	by petition for a unty, to use the	Forton 5 ledio	mb 3542 B
herein described property forA	ritised as prescribed by Zoning Regulations. above Special Exception advertising, posting and are to be bound by the zoning regulations to the Zoning Law for Baltimore County.	etc., upon sling sand restrictions of	Pancy P. Brews) Pamela Phillips	2542 B
	under the penalties of or are the legal owner(s) which is the subject of the		WASHINGTON D.C.	
Control Burchaser:	Legal Owner(s):		GEORGE A NILSON	
Payton S. Cochran, Jr. Type or Print Name) Cut Signature	Sustain Co	(PIPER & MARBURY DIPER & MARBURY 36 SOUTH CHARLES STREET + BALTIMORE, MARYLAND 21201 301-376-1769	
3542 Butler Road	3542 Butler Road (Type or Print Name)			
Address Glyndon , MD 21071 City and State 301/833-1150	Slyndon, MD 21071_ Signature 301/833			Piokskuts
Attorney for Petitioner:				
(Type or Prin' Name)	Address	Phone No.	PLEASE PRINT CLEARLY P	ERITIONER(S) SIGN-IN SHEET
Signature	City and State Name, address and phone numbe tract purchaser or representativ	er of legal owner, con-	Gilene Banke	3454
Address	tract purchaser or representative	e m oc comment	Samuel Bank	<u> </u>
City and State	Name			
Attorney's Telephone No.:		Phone No.		
ORDERED By The Zoning Con	mmissioner of Baltimore County, this	2 2 day		
Sept 19.	8 2 that the subject matter of this petition	on be advertised, as		
required by the Zoning Law of Bal	timore County, in two newspapers of general	ad before the Zoning		
out Baltimore County, that propert	y in Room 100, County Chief	Towson, Baltimore		
County, on the	day of	, at o'clock		
7 _ 1 _ M.	a Comment	yaire !	: :	
		of Rollimore Count	1	
. &	Zoning Commissioner	of Bartimore Company		
z.c.o.—No. 1	(over)	\mathcal{O}		
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Ann M. Nastarowicz Deputy Zoning Commissioner for Baltimore County Office of Planning & Zoning Towson, MD 21204 ZONING OFFICE Re: PETITION FOR SPECIAL EXCEPTION NW/S Butler Road, 320° W of Mantua Mili Road (3542 Rutler Road) 4th Election District - 3rd Councilmanic Distric Peyton S. Cochran, Jr., et ux - Petitioners Case No. 90-190-X Dear Ms. Nastarowicz: Please accept this memorandum as a formal motion to reconsider Case No. 90-190-x for the following reasons: a) Your "Findings of Fact and Conclusion of Law" did not even mention my request that the dogs be enclosed during sleeping hours to reduce chances of an outbreak of barking due to a wild animal in the area and to reduce the audibility of the barking if it occurs. This was the crux of my testimony. b) In Case No. 88-348-XA, Harry Issacs - Petitioner, the facts were very similar (i.e., retitioner was requesting special exception for an alreadyexisting kennel). You ordered on March 18th, 1988 that Mr. Isaacs' dogs be inside the kennel building between the hours of 7:30 p.m. and 7:00 a.m. I requested that you follow that precedent with regard to the Cochran's kennel. In the Isaacs' case, the dogs were closer to my house but, there were only six. The Cochran's dogs are not as close but they number 22, plus puppies. c) Only one of the retitioner's three witnesses, Mrs. Phillips, has an interest equal to mine in limiting noise, which, as you how, affects both property value and one's ability to enjoy his property. Ms. Pumpian is a property renter and is, therefore, not concerned with the long term implications of a 22 dog kennel. Mrs. Brewster lives 1,000 yards further from the kennel than I do and, therefore, is out of range of the barking noise. Mrs. Phillips lives equidistant from the kennel but, is protected by more wooded area. I further request that you respond expeditiously or that you suspend the expiration of the appeal period while you reconsider. Your response to this memorandum is critical to my decision regarding an appeal. I have attempt d to be brief but, would be happy to provide further detail on any of the points I have made. 5051f cc: J. Pobert Haines Paring Commissioner

MOTICE OF NEW PROPERTY. The Zening Commissioner of Baltimore County by authority of the Zowing Act and Regulations of Baltimore County will from a public hearing on the property dimention herein in Room 106 of the County Office Building, lected 42 111 W. Cheespeake Avenue in Tousion, Maryland 21204 on Information Percan for Special Siscepton Case number 80-190-X MMS Butter Road, 33,7 W of Hartue Mil. Road 3642 Butter Road 4th Election Deated 3rd Councilmanic Personerts? Payton B. Cochren, Jr., et all Special Exception: For a Dog in the event that this Politics a any request for a stay of the to period for good cause answh Such request must be in writing and received in this willion by the date of this hearing sat above or presented at the hearing. ENERGENCY PLANT is in street in Baltimore County on the above feature dreemen and to sostponed to the event of snow, tweptone 867-3383 to confirm J ROBERT HANE

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 2 1989 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of ____ successive

THE JEFFERSONIAN,

90-190-X CERTIFICATE OF POSTING CONNIC DEPARTMENT OF BALTIMORE COUNTY Date of Posting Monember 1989. Streigh Strutton Pinton S. Cocknan, Iv. it at Lecouse of property 411/5 Butter Pord 320' W of Mantine Will Ponde. 3542 Butur Prate In heat of 3542 Butter Pord Date of return . Monetalist 3 1909

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353 J. Robert Kaines Zoung Communicator Mr. & Mrs. Peyton S. Cochran, Jr. 3542 Butler Road Glyndon, Marvland 21071 Re: Petition for Special Exception Dennis F. Rasmussen
County Executive CASE NUMBER: 90-190-X NWS Butler Road, 320° W of Mantua Mill Road 3542 Butler Road 4th Election District - 3rd Councilmanic Petitioner(s): Peyton S. Cochran, Jr., et ux HEARING: WEDNESDAY, NOVEMBER 22, 1989 at 2:00 p.m. Dear Mr. & Mrs. Cochrana Please be advised that \$_____ is due for advertising and posting of the above captioned property. Raltimore County Zoning Commisioner County Office Building Account: R-001-6150 111 West Chesapeake Avenue
Towson, Maryland 21204 Towson, Maryland 21204 90-190-X constitution and and and the concept of HOMA STORY Assol them in thinkly, the Money de

Pikesville, Md., Mov 1 19 89 THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville. Baltimore County, Maryland before the 2nd day of 770V 19 89 the first publication appearing on the 1 st day of 770V the second publication appearing on the the third publication appearing on the THE NORTHWEST STAR Cost of Advertisement_ 25.20 EST STAR CLASSIFIED HELP WANTED HELP WANTED Fairfax Savings FSB has immediate entry level : openings for the following positions: FANTASTIC **OPPORTUNITY** BANK TELLERS ou interviewing individuals for a Regional laneger. Southeast company now expan-Full time positions available at our Pikesville & Security locations. Will train. Minimum 1 year cash handling experience & consistent work history. Excellent communication skills & light typing a must.

Manager Southeast company now expan-ding operations in your recently Satery I commission — \$43,000 possible for your in an exclusive territory Perquires depen-dance present with good attribute, good returned and ability to thirt freely Must have \$2,000 (accreditated) cash deposit excursed by inventory. Call: THE EXCEL GROUP

1-800-233-3185

LEGAL NOTICE

by the partnersh of the Earning Aut and Responsive of Baltimore Country and tead to public tearing an the present public day from the Country Office that the Country Office Building teached at \$171 th Cheeds protes Avenue in Tearnal Maryland at \$180 Cheeds

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CASE Market # 51-16-4

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FREE SECURITY **DEPOSIT!** Liberty West Apartments

In the cupies that the fraction is graphed a making present may be accepted within the devity (20) days ago and particul. The Zancing Contemporation will deviation outstands and requirement for graph deviations of cours present devices for particular for graph making from Such requirement as a contemporation of devices for the course make as a contemporation of devices for all the graph and as a contemporation of the all the course decreased on that affine by the date of the temporation to device on the affine of the later of the temporation of the all the course of the Find Us...We're Worth Itt Call 922-3683

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under new management Conveniently located on Park Heights Ave. **Eton Hall and Bancroft Court Apartments**

Part-time positions also available in our downtown & Pikesville offices.

Full time positions offer competitive salary & excellent benefits package.

For more info., contact Ms. Sandhofer at 659-9401

FAIRFAX SAVINGS

TRICK OR TREAT

NO TRICKS!

Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21204 (301) 837-33 J. Robert Haines

NOTICE OF HEARING

Dennis F. Rasmussen
County Executive

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as

Petition for Special Exception CASE NUMBER: 90-190-X NWS Butler Road, 320' W of Mantua Mill Road 3542 Butler Road 4th Election District - 3rd Councilmanic Petitioner(s): Peyton 5. Cochran, Jr., et ux HEARING: WEDNESDAY, NOVEMBER 22, 1989 at 2:00 p.m.

Special Exception: For a Dog Kennel.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

(If "PHASE II" of the "SNOW EMERGENCY PLAN" is in effect in Baltim.re County on the above hearing date, the Hearing will be postponed. In the event of snow, telephone 887-3391 to confirm hearing date.)

J. Robert france J. ROBERT HAINES ZONING COMMISSIONER BALTIMORE COUNTY, MARYLAND

Peyton S. Cochran, Jr. 3542 Butler Road

Glyndon, MD 21071 July 26, 1989

JRH:gs cc: Mr. & Mrs. Cochran

Mr. John Sullivan

Towson, MD 21204

Dear John:

Baltimore County Office of Planning and Zoning

JJS:scj

not refunded.

TO: Zoning Hearing Petitioner

Baltimore County

Zoning Commissioner

Office of Planning & Zoning

Towson, Maryland 21204

(301) 887-3353

J. Robert Haines

1) Seals to be on plans

2) 3 copies of zoning Descriptions to be submitted 3) Applicant owns 5 tracts (70.218 Ac). Therefore a Variance of sect. 421.1 f the BOZR.

Your petition, despite not being 100% complete and/or accurate, is being accepted for filing at your absolute insistence. If the necessary additions and/or revisions to the petition forms, zoning descriptions

and/or site plans are not submitted and the appropriate revision fee paid within seven (7) days, then the petition will be dismissed and the fee(s)

Mr. J. Robert Haines Zoning Commission for Baltimore County Towson, MD 21204

RE: Case #90-190-X
Petition for Special Exception/ Dog Kennel

Dear Mr. Haines:

The Peyton S. Cochran, Jr.'s have lived about one-quarter mile from our house since 1962. During this period they and we have had dogs. From time to time, I can hear their dogs but it is not objectionable. Dogs are for pleasure, hunting and protection and are a part of living in the country.

Mrs. McMillan and I support the Cochran's application for a kennel license.

Yery truly scors, Fillian Mc Hella Mr. William Mc2: Han 3600 Butler Road Slyndon, MD 21071

RE: Item #26 Acct. # R-01-615-000 Enclosed are ten copies of the kennel property survey with meets and bounds descriptions of Tract 1 and 3 and stamped. Also enclosed are ten copies of the entire property plan with meets and bounds descriptions of Tracts 2, 4 and Please call if you need any additional information (833-1150). ZONING OFFICE

July 25, 1989

Robert Grines

THE TITLE GUARANTA COMPANY (Individual Form) App. H- 60703 This Beed, Made this , by and between BENJAMIN WILSON CAPLES and RUTH O. CAPLES, his wife, of the City of Brunswick, State of Georgia, of the first part, Grantors, and PEYTON S. COCHRAN, JR. and EVELYN L. COCHRAN, his wife, of Baltimore County, State of Maryland, of the second part, Grantees. Witnesseth: that in consideration of the sum of Five Dollars, and other valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, convey, and assign unto said Grantees, as tenants by the entireties, their assigns, the survivor of them, his or her heirs and assigns, in fee simple, all that ----- lot(s) of ground situate in the Fourth Election District of Baltimore County,

TRACT # = (CADles) BEGINNING for the same in the center of Butler Road and at the end of the thirty-third or south 60 degrees 00 minutes 30 seconds east 187.91 foot line of the land conveyed by Robert Gordon Caples and Charles W.Held, Jr., Executors, to Vincent Talbott Caples, Jr. et al, by deed dated April 12, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3978, folio 132, etc., said beginning point also being at the end of the first line of the lot of ground conveyed by Vincent T. Caples and wife to Edward D. Allen and wife, by a deed dated May 23, 1952 and recorded among said Land Records in Liber G.L.B. No. 2116, folio 279, etc., running thence and binding in the center of Butler Road and on the outlines of the land in the first herein mentioned deed, the following seven courses and distances, viz: south 28 degrees 50 minutes 30 seconds west 280.00 feet and south 30 degrees 26 minutes 30 seconds west 100.00 feet and south 37 degrees 06 minutes 30 seconds west 100.00 feet and south 44 degrees 21 minutes 30 seconds west 100.00 feet and south 51 degrees 26 minutes 30 seconds west 100.00 feet and south 55 degrees 32 minutes 30 seconds west 100.00 feet and south 55 degrees 59 minutes 30 seconds west 396.05 feet, thence leaving the road and still binding on the outlines in said first herein mentioned deed, the following five courses and distances, viz: north 36 degrees 50 minutes 40 seconds west (passing over a concrete monument at the end of 21.26 feet), in all, a distance of 901.95 feet to a concrete monument and north 27 degrees 18 minutes 30 seconds west 304.13 feet to an iron pipe and north 03 degrees 11 minutes 30 seconds west 217.81 feet to a concrete monument and north 54 degrees 27 minutes 30 seconds east 353.49 feet to an iron pipe, thence continuing the same course, north 54 degrees 27 minutes 30 seconds east 318.00 feet to an iron pipe planted at thebase of a corner fence post at the end of the forty-fifth line therein, thence running for a line of division now made, south 49 degrees 06 minutes 15 seconds east 1042.86 feet to an iron pipe at the beginning of the thirty-third line in said first herein mentioned deed and at the end of the second line in the second herein mentioned deed from Caples to Allen, thence binding on the aforementioned thirty-third line and reversely on the aforesaid second line, south 60 degrees 00 minutes 30 seconds east (passing over an iron pipe at the end of 167.91 feet), in all, a distance of 187.91 feet to the place of beginning. Containing 30,225 acres of lad, more or less.

in the State of Maryland, and described as follows, the trialization according to a Survey prepared

by William M. Maynadier, Surveyor, daced May 4, 1967:

simple.

BEING the same property which by Deed dated September 30, 1963 and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4224, folio 188, was granted and conveyed by Fat Holding Company, Inc. to Benjamin Wilson Caples, in fee

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App. H- 83355

This Deed, Made this

COCHRAN, party of the second part, Grantee.

THE TITLE GUARANTEE COMPANY (Individual Form)

LIBER5453 PAGES 1

, by and between WILLIAM McMILIAN and

GRACE R. McMILLAN, his wife, parties of the first part, Grantors; and EVELYN L. JUN 17-74 211254# ****91.00 L JUN 17-74 211254DE ****33.00 JUN 17-74 211253D= ****50.00 JUN 17-74 211252D2 ***** 8.00

Witnesseth: that in consideration of the sum of Five Dollars, and other valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, convey, and assign unto the said Grantee, her heirs and assigns, in fee simple, all that

situate in the Fourth Election District of Baltimore County, in the State of Maryland, and described as follows, that is the state of Maryland, and described as follows, that is the state of Maryland, and described as follows, that is the state of Maryland, and described as follows, that is the state of Maryland, and described as follows, that is the state of Maryland, and described as follows, that is the state of Maryland, and described as follows, the state of Maryland, and the state of Peyton S. Cochran, Jr. and Evelyn L. Cochran, his wife, that is to say:-

TRACT # 4 (mcmillan) BEGINNING for the same at an old boundary stone at the end of the south 49 degrees 44 minutes west 197.52 foot line as described in the first parcel of a Deed from Eleanor Rogers Thompson, unmarried, to William McMilan and wife, dated July 30, 1935, and recorded among the Land Records of Baltimore County in Liber C.W.B.Jr. No. 959, folio 109 etc., said stone also being at the end of the south 50 degrees 25 minutes west 197.85 foot line in the first parcel of a Deed from John Shallcross and wife to Peyton S. Cochran, Jr., dated October 6, 1961, recorded in Liber W.J.R. No. 3904 folio 567 etc., running thence binding on the first and second parcels of that Deed as now surveyed and also binding on the first above mentioned Deed, south 34 degrees 59 minutes 11 seconds east 986.47 feet to a pipe, thence by a line of division and crossing the Baltimore Gas and Electric Company pole line at the end of 38.51 feet, north 81 degrees 39 minutes 11 seconds west 182.85 feet to a pipe, thence by another line of division and running parallel with the first line of the parcel being described herein, north 34 degrees 59 minutes 11 seconds west 1559.53 feet to a pipe, thence by still another line of division and crossing the aforementioned electric pole line at the end of 95.95 feet, north 52 degrees 05 minutes 58 seconds east 436.32 feet to a brown flint stone and to intersect the south 27 degrees 32 minutes east 759.88 foot line in the first above mentioned Deed, said stone also being the beginning point of the first parcel conveyed by the Deed above mentioned from Shallcross to Cochran, thence binding on both of said Deeds as now surveyed, south 26 degrees 28 minutes 28 second, east 723.65 feet to a pipe and south 50 degrees 25 minutes west 197.85 feet to the place of beginning, containing eight acres and nine hundred and ninety thousandths of an acre (8.990) of land

more or less. SUBJECT, however, to a right of way agreement by and between William McMillan and wife and Baltimore Gas and Electric Company, recorded in Liber E.H.K.Jr. No. 5453, folio 36, etc.

BEING a part of the first parcel of land described in the above mentioned Deed from Eleanor Rogers Thompson, unmarried, to William McMillan and Grace R. McMillan, his wife, dated July 30, 1935, recorded in Liber C.W.B.Jr. No. 959 folio 109 etc. and in the Deed from Garnett R. Miller, unmarried, to William McMillan and Grace R. McMillan, his wife, dated July 27, 1965, recorded in Liber R.R.G. No. 4494, folio 65. 14 3 October 17

Maryland Department of Transportation State Highway Administration

Richard H. Trainor Hal Kassoff

August 23, 1989

Mr. J. Robert Haines Zoning Commissioner County Office Building Towson, Maryland 21204

Attn: Mr. James Dyer

Re: Baltimore County Peyton S. Cochran Property Proposed Dog Kennel Zoning Meeting of 8-15-89 N/S Butler Road (MD 128) 320' West of Mantua Mill Road (Item #26)

Dear Mr. Haines:

After reviewing the submittal of a Special Exception for a dog kennel, we find the plan acceptable.

If you have any questions, please contact Larry Brocato at 333-1350.

Very truly yours,

-Creston J. Mills, Jr., Chief Engineering Access Permits Division

LB:maw

cc: Mr. J. Ogle



ZONING OFFICE

My telephone number is (301)333-1350 (Fax #333-1041)

Teletypewriter for impaired Hearing or Speech 383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toil Free 707 North Calvert St., Baltimore, Maryland 21203-0717

Baltimore County Fire Department 800 York Road Towson, Maryland 21204-2586 (301) 887-4500 Paul H. Reincke

18135 SC

AUGUST 10, 1989



J. Robert Hain∈s Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building

Towson, MD 21204

PEYTON S. COCHRAN, JR. RE: Property Owner:

#3542 BUTLER ROAD Location: Zoning Agenda: AUGUST 15, 1989 Item No.:

Gentlemen:

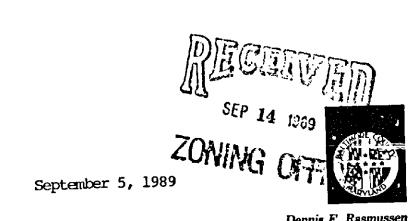
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

Special Inspection Division

JK/KEK

Baltimore County Department of Public Works Bureau of Traffic Engineering Courts Building, Suite 405 Towson, Maryland 21204 (301) 887-3554



Mr. J. Robert Haines Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 4, 26, 44, 45, 46, 47, 48, 49, 51, 52, 53, and 55.

Traffic Engineer Associate II

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: November 3, 1989

J. Robert Haines Zoning Commissioner

Pat Keller, Deputy Director Office of Planning and Zoning

SUBJECT: Zoning Petition No. 90-190 Evelyn L. Cochran, Item 26

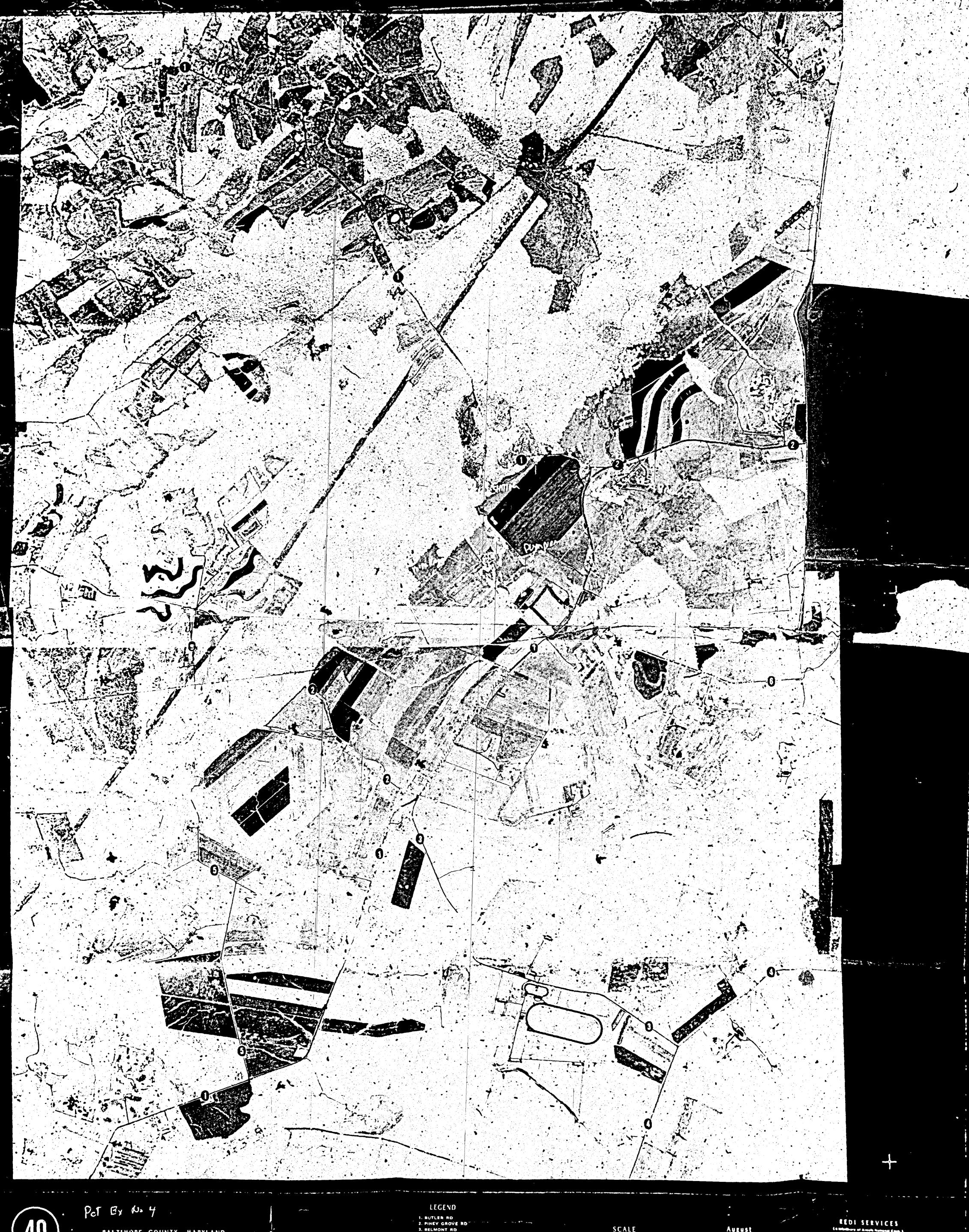
The Petitioner requests a Special Exception for a Dog Kennel.

Staff believes the use is appropriate for this location, however, the number of dogs should be limited at the discretion of the Zoning Commissioner.

An analysis of the two plats accompanying the petition indicates an apparent conflict. The black line print shows the proposed Kennel less than 200 feet from the McMillan parcel property line; whereas, the plat sealed by C. A. Myers indicates tracts 1 and 4 are combined. Page 32 of the tax map indicates that tracts 1, 2 and 4 are owned by Payton or Evelyn Cocnran. If the deed descriptions for tracts 1 and 4 are separate, a request for variance is required to allow the kennels to be less 200 feet from the property line A Cupy of a deed should be provided for the Zoning Commissioner, if the tracts are combined.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK:JL:ggl ZPVARIOU



BALTIMORE COUNTY, MARYLAND

1. BUTLER RD
2. PINEY GROVE RD
3. BELMONT RD
4. TUFTON AVE
5. LONGHECKER RD
6. MANTUA MILL RO

August 1969 Photo

REDI SERVICES

